



**Freehold Investment, Fountain Medical  
Centre Sherwood Avenue, Newark, Notts,  
NG24 1QH**

**Offers In Excess Of £600,000**

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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

A freehold purpose built medical centre, let to a Doctors Partnership to produce an income of £82,000 per annum. The property was constructed circa 1985 and extended in 1997 providing substantially built accommodation at ground and first floor levels. The gross internal area is 4,700 sq.ft approximately. Externally there is a hard surfaced car park and the site extends in total 0.32 Acre or thereabouts. The property stands in the main built area of Newark on Trent with frontage to Sherwood Avenue, a busy arterial road.

Newark on Trent has a population of approximately 35,000 and important catchment area of a further 150,000. Newark has a growth point designation and the current economy is sliding. There is a massive expansion of housing. Trading in the town as a result is thriving and as a shopping centre Newark is an increasingly popular place to visit.

The investment provides a substantial rental income with the prospect of short to medium term development potential.

## **GROUND FLOOR**

### **GENERAL OFFICE**

26'7 x 14'7 (8.10m x 4.45m )  
Plus Reception Bay 8'10 x 3'9. Air conditioning unit.

### **SECRETARY'S OFFICE**

10'11 x 9'3 (3.33m x 2.82m)  
With fluorescent lighting and radiator.

### **STORE CUPBOARD**

6' x 4' (1.83m x 1.22m )

### **PRACTICE MANAGERS OFFICE**

9'6 x 9'3 (2.90m x 2.82m )  
Fluorescent lighting and radiator.

### **WAITING ROOM**

49'8 x 9'4 + 18'9 x 13'8 (15.14m x 2.84m + 5.72m x 4.17m )  
Vaulted ceiling, heating pipes and radiators.

### **LADIES & GENTS TOILETS**

### **ENTRANCE PORCH**

9'10 x 8'9 (3.00m x 2.67m )  
With quarry tiled floor. Disabled toilets off.

## **FIRST FLOOR**

### **KITCHEN/REST ROOM**

20'4 x 14'6 (6.20m x 4.42m )  
Stainless steel sink unit, fluorescent lighting and two radiators.

### **WC AND WASHROOM**

### **STORE ROOM**

### **GROUND FLOOR**

### **TREATMENT ROOM**

12'7 x 9'2 (3.84m x 2.79m )  
With radiator.

### **CLINICAL ROOM**

14' x 9'2 (4.27m x 2.79m )  
Twin basins and radiator.

### **REST ROOM AND TOILET**

### **CIRCULATIONS AREAS**

### **ROOM THREE**

16'10 x 9'3 + 9'3 x 3'5 (5.13m x 2.82m + 2.82m x 1.04m )  
Radiator, base unit and sink unit.

### **BOILER ROOM**

Containing the gas fired central heating boiler.

### **DOCTORS SURGERY**

13'1 x 9'9 (3.99m x 2.97m )  
Radiator and basin.

### **SURGERY FOUR**

9'4 x 7'6 (2.84m x 2.29m)

### **DOCTORS SURGERY**

13' x 11'6 (3.96m x 3.51m )  
With pedestal basin.

### **DOCTORS SURGERY**

13' x 11'6 (3.96m x 3.51m )  
With radiator and pedestal basin.

### **DOCTORS SURGERY**

13' x 11'6 (3.96m x 3.51m )  
With radiator and basin.

### **DOCTORS SURGERY**

13' x 9'10 (3.96m x 3.00m )  
With radiator and basin.

### **DOCTORS SURGERY**

13'4 x 10' (4.06m x 3.05m )  
With radiator and basin.

### **DOCTORS SURGERY**

13'4 x 9'8 (4.06m x 2.95m )

### **DOCTORS SURGERY**

13' x 11'5 (3.96m x 3.48m )  
With radiator and basin.

### **PRACTICE NURSE OFFICE**

16'7 x 13'3 (5.05m x 4.04m )  
Base units, stainless steel sink unit and radiator.

### **ROOM SIX**

13'1 x 9'7 (3.99m x 2.92m )  
Fitted cupboards, basin and radiator..

### **ROOM TWO**

13' x 7'8 (3.96m x 2.34m )  
With radiator.

### **FIRST FLOOR LANDING**

### **LIBRARY/DOCTORS STUDY**

13' x 11'6 + alcove 7' x 4'10 (3.96m x 3.51m + alcove 2.13m x 1.47m )

### **ADMINISTRATION ROOM**

13' x 11'5 (3.96m x 3.48m )

### **STAFF ROOM**

12'11 x 9'6 (3.94m x 2.90m )  
With base cupboards, stainless steel sink unit.

## **OFFICE**

13'x 8' (3.96mx 2.44m )

With radiator.

## **SECRETARY'S OFFICE**

13' x 8'3 (3.96m x 2.51m )

## **SECOND FLOOR LANDING**

### **STORE ROOM**

19'7 x 11'3 (5.97m x 3.43m)

With Velux roof light.

### **STORE ROOM**

13'4 x 9' overall measurements (4.06m x 2.74m overall measurements )

## **OUTSIDE**

There is a joint access shared with the adjoining pharmacy.  
Tarmacadam parking spaces.

## **PLAN**

A plan is attached outlining the property in red for identification purposes.

## **TENURE**

The property is freehold and subject to the Medical Centre's Doctors Partnership Occupation. There is no formal lease and the property is held under a Supplemental Partnership Agreement dated 6th February 2003. The terms of which provide for the doctors partnership to pay the property owners a monthly rent.

The maintenance, repair and decoration of the property stated in the first schedule of the Supplemental Partnership Agreement is the Doctors Partnership responsibility.

The tenants are responsible to keep the interior of the premises in good repair and externally to keep in a clean and tidy condition the outside of the premises. The landlords are responsible for external repairs to the property.

## **TOWN AND COUNTRY PLANNING**

The existing use class under the Town and Country Planning Act is D1 - Non-Residential Institutions.

This includes clinics, health centres, creche's, day nursery's, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, non-residential education and training centres. The property may also have potential in the future for residential development subject to planning permission.

## **SERVICES**

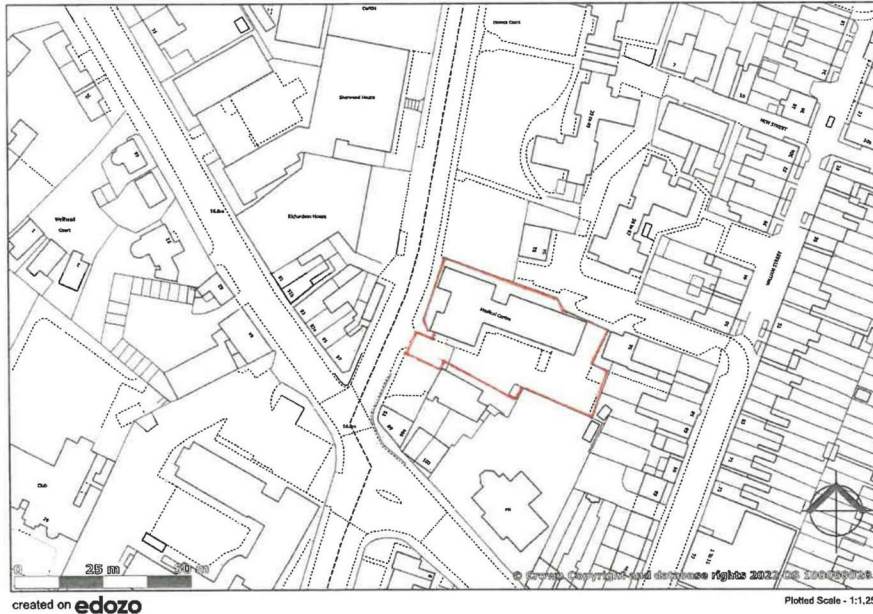
Mains water, electricity, gas and drainage are all connected to the property.

## **VIEWING**

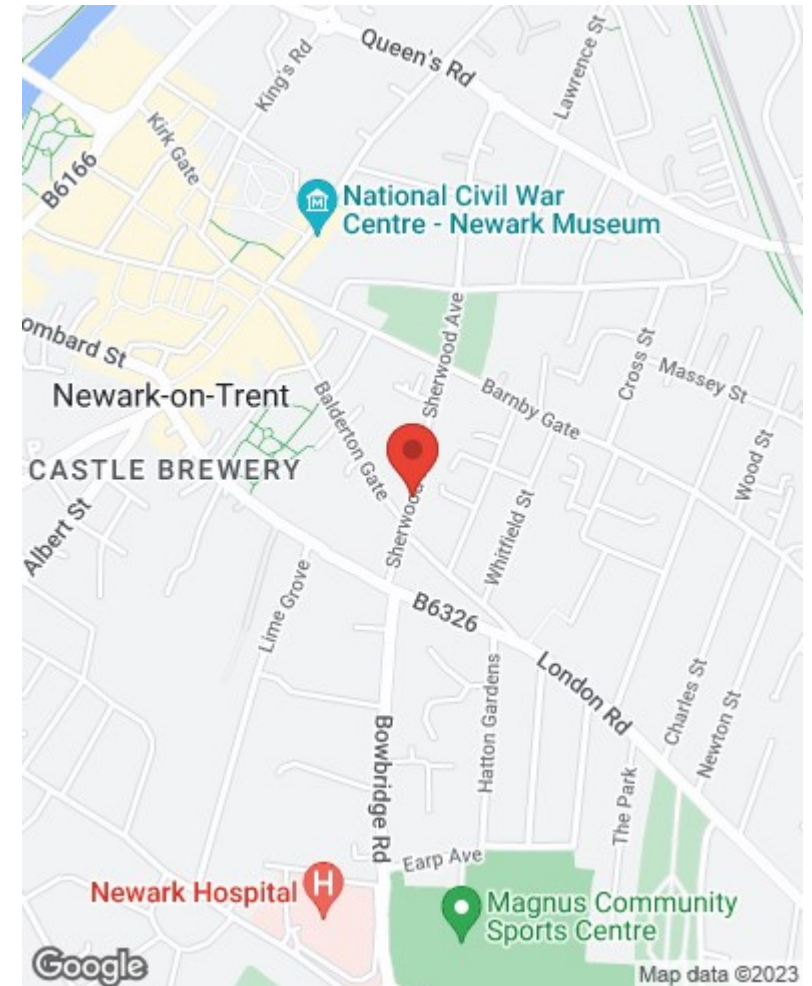
Strictly by appointment with the selling agents.



Fountain Medical Centre, Sherwood Avenue, Newark, NG24 1QH



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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